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MINUTES OF THE MEETING OF THE PERRY COUNTY REDEVELOPMENT COMMISSION

The Perry County Redevelopment Commission ("Commission") met on May 23, 2019 at 3:00 p.m. (local time) in the Perry County Courthouse Commissioners' Room pursuant to notice duly given and in accordance with the law and rules of the Commission.

The meeting was called to order. On call of the roll, the members of the Commission were present or absent as follows: Present – Bernard Hermann, Paul Malone, Larry James, Jon Scheer, Tony Thomas, Patrick Rich. Absent – none. Also present was Perry County Attorney Chris Goffinet, Perry County Deputy Auditor, Connie Berger, Perry County Administrator Teresa Kanneberg, members of the Perry County Development Corporation, members of the public and the media.

With the majority of the members present, Paul Malone presided over the meeting.

The minutes of the prior meeting of April 11, 2019 were approved.

Alvin Evans, Perry County Development Corporation, discussed a proposal to expand Economic Development Area No. 3 along the 7th Street corridor in Tell City and displayed maps to the Commission. Mr. Evans discussed possible development in the area and the need to expand the area. Mr. Evans further discussed the possible formation of four (4) TIF Allocation Areas with two (2) being located in downtown Tell City and two (2) being located in Perry County Industrial Park South. Mr. Evans responded to questions from the Commission. Mr. Evans reported that action on the expansion of the Economic Development Area and formation of the TIF Allocation Areas would be sought at the next meeting.

Chris Goffinet discussed the report prepared by Jason Semler of Bakertilly. The report was at the Commission's request to assist it in the discussion and consideration of Allocation Area No. 1 and discussed the effects of the circuit breaker on various county and other taxing districts both with and without the Allocation Area.

Mr. Goffinet then presented an Affidavit for reimbursement for approval. The Affidavit concerned \$353,955.00 in expenditures for the improvements in Perry County Industrial Park Riverview. After discussion and upon motion duly made and seconded, the Affidavit was approved.

Mr. Scheer requested that an agenda item for the next meeting being consideration of elimination of TIF Allocation Area No. 1. It was agreed that this matter would be placed on the agenda for the next meeting for consideration.

Mr. Evans and Mr. Goffinet then provided an update on the form Can-Clay properties located in Cannelton, Indiana. Mr. Evans reported that he was in the process of seeking quotes to demolish nearly all of the existing buildings in the 30 acre contiguous tract and fill in any tunnels and other depressed areas and remove the existing clay tile scrap and pipes and pieces. Once this was accomplished, the site would be grass, asphalt and/or gravel. Mr. Evans also discussed the possibility of leasing a few of the buildings on the site to Jim Lewis for a pallet business. The Commission agreed to consider a lease for this business at the next meeting.

Cannelton Mayor Snyder requested that the Commission agree to donate an approximately 2.4 acre portion of the site located along the intersection of Herzelle Street and Fourth Street with the dimensions of approximately 250 by 400 feet. Mayor Snyder reported that it was unable to reach an agreement with the City of Tell City to continue contracting with the City to treat Cannelton's sewage and it became necessary to consider constructing a sewage treatment plant for the City of Cannelton. Mayor Snyder reported that the City is in the process of applying for an EDA grant/loan for this purpose and needed a location for the sewage treatment facility. After discussion and upon motion duly made and seconded, the Commission agreed to approve the sale of 2.4 acre tract to the City of Cannelton for \$1.00 subject to the City obtaining an appropriate survey at its cost.

The Commission then set its next meeting date for Thursday, June 13, 2019 at 3:00 p.m.

There being no further business to come before the Commission, the meeting was adjourned.

Paul Malone, President

Bernard Hermann, Secretary-Treasurer